124.0	0002	0005.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,340,300	/	1,340,300
USE VALUE:	1,340,300	/	1,340,300
ASSESSED:	1,340,300	/	1,340,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YOUNG PHILIP/SULLIVAN LORRAINE
Owner 2:	
Owner 3:	
Street 1:	10 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	YOUNG PHILIP E & LORRAINE M -
Owner 2:	-
Street 1:	10 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,250 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Clapboard Exterior and 3260 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8250.000	734,500	5,100	600,700	1,340,300
Total Card	0.189	734,500	5,100	600,700	1,340,300
Total Parcel	0.189	734,500	5,100	600,700	1,340,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.14 | /Parcel: 411.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	79854
GIS Ref	
GIS Ref	
Insp Date	11/24/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 124.0-0002-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	734,500	5100	8,250.	600,800	1,340,400	1,340,400	Year End Roll	12/18/2019
2019	104	FV	554,500	5100	8,250.	634,100	1,193,700	1,193,700	Year End Roll	1/3/2019
2018	104	FV	554,500	5100	8,250.	467,300	1,026,900	1,026,900	Year End Roll	12/20/2017
2017	104	FV	520,000	5100	8,250.	447,200	972,300	972,300	Year End Roll	1/3/2017
2016	104	FV	520,000	5100	8,250.	413,900	939,000	939,000	Year End	1/4/2016
2015	104	FV	433,900	5200	8,250.	347,100	786,200	786,200	Year End Roll	12/11/2014
2014	104	FV	433,900	5200	8,250.	339,100	778,200	778,200	Year End Roll	12/16/2013
2013	104	FV	451,100	5200	8,250.	323,100	779,400	779,400		12/13/2012

!9630!

PRINT

Date	Time
12/11/20	00:04:46

LAST REV

Date	Time
12/04/17	15:18:17
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9630

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG PHILIP E	33079-471		6/18/2001	Family	18,000	No	No		
	12911-577		12/19/1975		45,000	No	No		N

USER DEFINED

Prior Id # 1:	79854
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2017	671	New Wind	2,103	C				
11/12/2010	2271	Redo Kit	29,875					REDO BATH/REMOVE C
11/12/2010	2272	Redo Kit	29,875					REDO BATH/REMOVE C

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	MEAS&NOTICE	HS	Hanne S
11/18/2008	Meas/Inspect	336	PATRIOT
4/25/2000	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	266	PATRIOT
7/28/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8250		Sq. Ft.	Site		0	90.	0.81	10									600,749						600,700	

Total AC/HA: 0.18939 | Total SF/SM: 8250 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 600,749 | Spl Credit | Total: 600,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.97208583
Const Adj.:	0.99792004
Adj $ / SQ:	155.210
Other Features:	143500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	823384
Depreciation:	88925
Depreciated Total:	734458

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10			BRs: 4				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
1	3	1	1
Totals			
2	10	4	

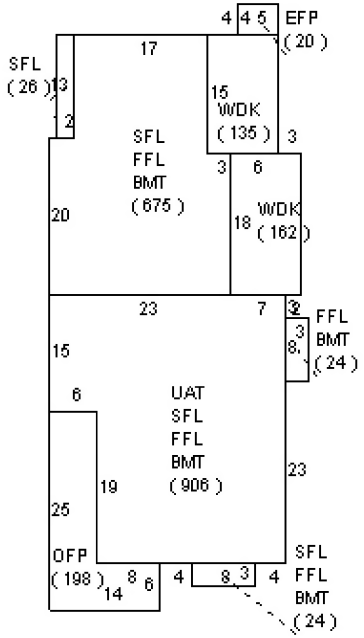
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	170.73
Special Features:	0	Val/Su Net:	130.44
Final Total:	734500	Val/Su SzAd	225.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,631	155.210	253,148
BMT	Basement	1,629	46.560	75,851
FFL	First Floor	1,629	155.210	252,837
WDK	Deck	297	9.350	2,776
UAT	Upper Attic	227	62.080	14,062
OFP	Open Porch	198	24.780	4,907
EFP	Enclos Porch	20	72.450	1,449
	Net Sketched Area:	5,631	Total:	605,030
Size Ad	3260	Gross Are	6310	FinArea 3260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.0-0002-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	AV	1950	19.13	T	40	104			4,600			4,600
19	Patio	D	Y	1	12X10	A	AV	1995	5.38	T	19.2	104			500			500

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100